

Experience, Knowledge, Drive and Service

We are an Independent Estate Agency with a great wealth of experience. Covering Chessington, North Cheam, Morden, Worcester Park, Stoneleigh, West Ewell and Epsom, the partners have well over 160 years of experience in the industry, many of which have been spent working locally. We feel that we bring many great characteristics to the marketplace, in particular the 'know how' required to deliver excellent results, the drive required to work as hard as it takes for our customers and a real desire to deliver superb levels of service. We know that moving house, or indeed letting one, can be complicated and stressful. We also respect that in many cases we are dealing with your home and all the emotional ties that go with it. We understand and will always do what it takes to make matters run as smoothly as possible.

We offer a comprehensive list of services including Sales, Lettings and Mortgage Advice. Whatever your circumstances and plans, please contact us, we will be only too happy to help and all of our advice and guidance is free. All of our valuations and lettings appraisals are also free and we operate a no sale/let - no fee policy

- Knowledgeable team with over 160 years experience
- All viewings accompanied
- No upfront fees and no sale/let - no fee policy
- Superb internet coverage with free enhanced marketing packages
- Computer linked offices
- Floorplan and video tours on most Property Details
- Tailored service levels for Landlords
- Agreed sales fully managed through to completion
- Always competitive on fees

Free Valuations

If you are considering selling or letting your property we can carry out a free, no obligation valuation and market appraisal. Rest assured that with our unrivalled experience and local knowledge you will be given expert information, advice and guidance.

Mortgage Advice

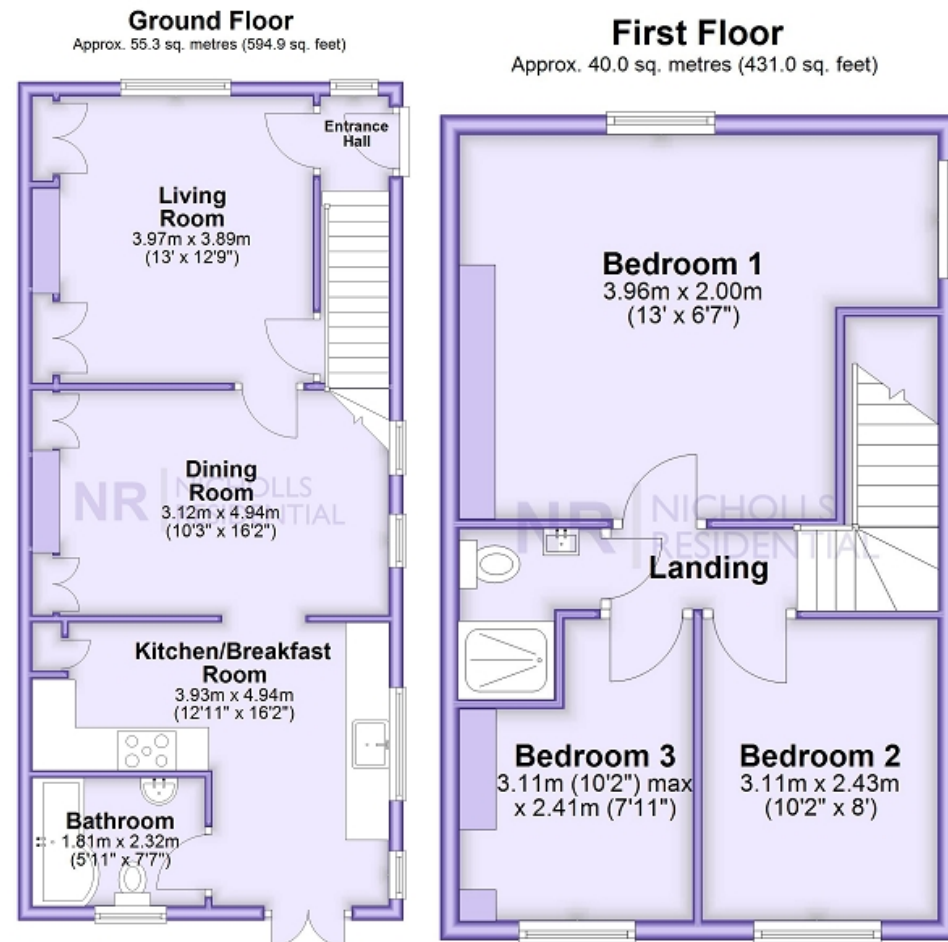
We have a free Mortgage Service available from our Independent Financial Adviser. We can advise on products from the whole of the mortgage market and of course the whole process is managed from application to completion including regular progress updates for all our clients.

46 Albert Road, Epsom, Surrey

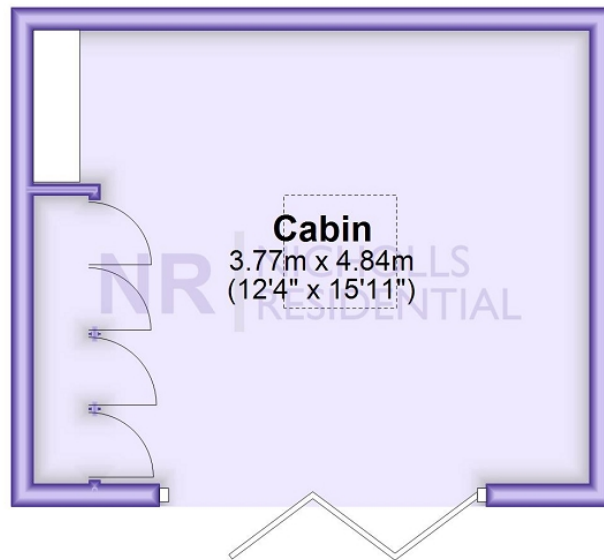
- Three Bedrooms
- Two Reception Rooms
- Kitchen/Breakfast Room
- Modern Kitchen
- Modern Bathroom & Shower Room
- College Area
- Garden Cabin
- Planning Permission for Double Storey Extension

£635,000 Freehold





Garden Cabin
Approx. 18.2 sq. metres (196.4 sq. feet)



This floor plan and related floor plans are for layout guidance only. Not drawn to scale unless stated. All measurements are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions before making any decision reliant upon them.

Nicholls Residential are delighted to bring this charming three-bedroom period family home to the market. The property is located in the heart of the ever popular and highly desirable 'College Area' and comes with planning permission (granted) to build a double storey side extension too! Details will be supplied to all viewers.

There is off street parking for a couple of vehicles to the side of the property as well as double gates for access to the garden. Once inside the house the downstairs accommodation comprises of a living room to the front with a feature fireplace and a large under-stairs cupboard. Through the living room there is a generously sized dining room, also with a feature fireplace, and then through to the modern kitchen/ breakfast room which features a range of integrated units, worktops and a five ring hob. Finally there is a modern, well fitted bathroom. Upstairs are three bedrooms and a family shower room (in addition to the bathroom on the ground floor).

The rear garden has been landscaped and features a patio area as well as a garden shed. It also features a superb, newly erected, garden cabin which has a tri-fold door, underfloor heating and a hard-wired Internet connection.

This delightful home is superbly presented in excellent condition and offers huge potential with the planning permission in place. Book your viewing today to avoid disappointment and to fully appreciate the quality of the property and location!



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

